



Ibbett Mosely



Mouchotte Close, Biggin Hill, Kent, TN16 3ES

Asking Price £600,000 Freehold

In a prime sought after private, gated estate of mainly similar detached and semi-detached three and four bedroom family homes the property has been lightly refurbished to include complete decoration, new floor coverings and an electric charging point to the outside of the garage. The property enjoys a large back garden and there remains scope to enhance further if required

- Four Bedrooms
- Bathroom
- Two Reception Rooms
- Kitchen with Utility Area
- Cloakroom
- Gas Central Heating
- Double Glazed
- Private Gated Estate
- Garage with Charging Point and Drive Parking
- Large Garden

** Offered for sale chain free**

Within a gated and managed private estate this spacious semi-detached four bedroom family home extends to about 1460 sq ft with large garden

The property has recently been redecorated throughout, new floor coverings laid and an electric car charging point added to the garage, allowing the new owner the opportunity to immediately occupy without the need for major expenditure or change, although lightly refurbished there remains scope to enhance further.

LOCATION

Mouchotte Close is off Hanbury Drive which is located off the A233 to the north of the main town centre of Biggin Hill, almost opposite St Georges RAF Chapel and the Memorial Museum. There are a variety of shops and amenities in the town including a Waitrose Supermarket. Within a short walk of the house there is a local convenience store.

There are state and private schools for all ages in Biggin Hill and the surrounding area as well as a variety of sporting and recreational facilities.

Bus connections from the Main Road to stations at

Hayes, Orpington and Bromley as well as the Croydon Tram Link at Addington. M25 access from junction 4 at Orpington.

GROUND FLOOR

ENTRANCE HALL

With radiator and cupboard under the stairs.

CLOAKROOM

With w.c. and hand basin.

RECEPTION ROOM 17'5 x 11'11

A double aspect room with radiators.

DINING ROOM 13'3 x 11'11

With radiator.

KITCHEN 11'7 x 11'3

Fitted with a range of base and wall units. Built in hob, oven, extractor and sink unit. Wall mounted gas boiler, part tiled walls, door to the side and opening to the utility area.

UTILITY AREA 7'1 x 5'3

With plumbing for a washing machine and work surface.

FIRST FLOOR

LANDING

BEDROOM 1 17'5 x 11'11

A double aspect room with radiator and wardrobe cupboard.

BEDROOM 2 13'3 x 12'

With radiator and wardrobe cupboard.

BEDROOM 3 11'2 x 8'11

With radiator and wardrobe cupboard.

BEDROOM 4 9'11 x 6'11

With radiator and wardrobe cupboard.

BATHROOM

With enclosed bath, hand basin, part tiled walls and linen cupboard.

SEPARATE WC

With low level suite.

OUTSIDE

GARAGE 17'1 x 8'6

With up and over door, light, power and outside electric charging point. Drive parking.

THE GARDEN

There is a large garden to the back of the house, mainly lawn with some trees and shrubs.

RESIDENTS MANAGEMENT COMPANY/ESTATE MANAGEMENT

An Estate Charge is applicable to this property to the Biggin Hill Residents Company Limited which is managed by PRIEM.

Further information is available on request.

INCENTIVES/DISCOUNTS

Please note that there are incentives/discounts being offered by the client on this property. There is a

preferred solicitor and financial adviser discount available.

Please ask for full details.

COUNCIL TAX

The local authority is Bromley Borough Council and the property is in Band " F " for council tax payments.

SERVICES

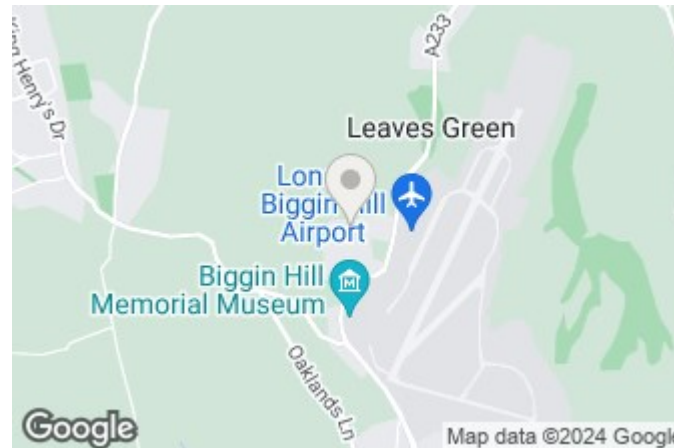
Mains gas, water, electricity and drainage are connected to the property.

DIRECTIONS

From the centre of Biggin Hill proceed north on the A233 towards Bromley, leave the town and at the roundabout continue straight on.

Pass Salt Box Hill on the left and St Georges RAF Chapel and the Memorial Museum on the right.

Hanbury Drive will be the next road on the left, turn into the road and take the first left into Keith Park Crescent, Mouchotte Close will be on the left.



EPC Rating- C

Mouchotte Close, Biggin Hill, TN16

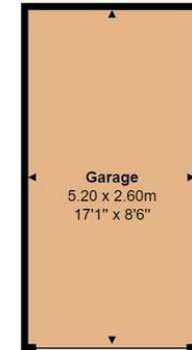
Total Floor Area: 149.2 m² ... 1605 ft²



Ground Floor
Total Floor Area 67.8 m² ... 730 ft²



1st Floor
Total Floor Area 67.8 m² ... 730 ft²



Outbuilding
Total Floor Area 13.5 m² ... 146 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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